

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Curry County, Oregon

November 2018 Reporting Period

November Residential Highlights

New listings saw more gains this November in Curry County. At 57, new listings outpaced November 2017 (38) by 50.0%, despite cooling 10.9% from last month in October 2018 (64).

Closed sales (51) fared similarly, ending 10.9% ahead of November 2017 (46) but 7.3% below October 2018 (55).

Pending sales, at 46, were 8.0% cooler than last year in November 2017 (50) and 17.9% cooler than last month in October 2018 (56).

Year to Date Summary

Comparing the first eleven months to 2018 to the same period in 2017, closed sales (564) have increased 9.9%, pending sales (568) have increased 6.6%, and new listings (820) have increased 1.4%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price rose 10.7% from \$280,700 to \$310,600. In the same comparison, the median sale price rose 6.5% from \$245,000 to \$261,000.

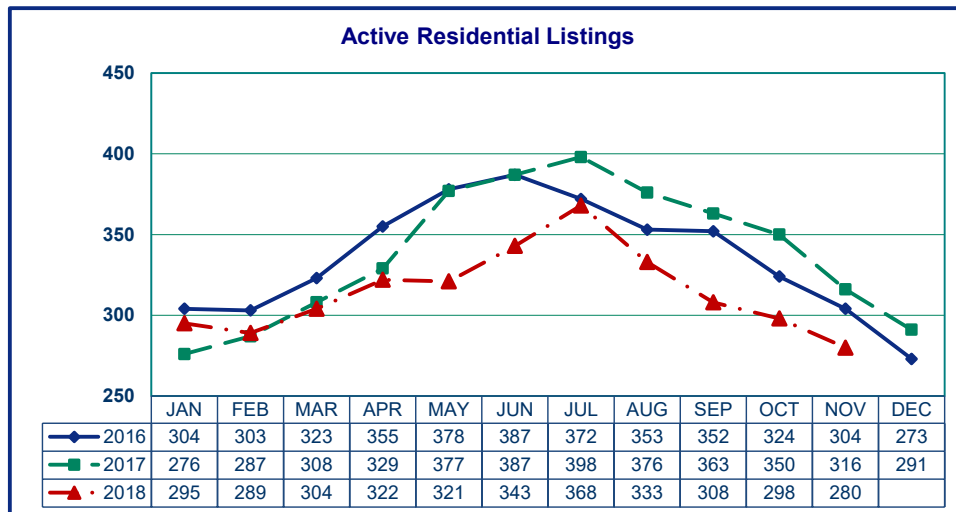
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	4.3
October	5.9	6.9	5.4
November	7.4	6.9	5.5
December	5.3	6.1	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	57	46	51	282,300	222,500	164
	October	64	56	55	328,800	277,500	185
	Year-to-date	820	568	564	310,600	261,000	162
2017	November	38	50	46	323,800	261,000	274
	Year-to-date	809	533	513	280,700	245,000	172
Change	November	50.0%	-8.0%	10.9%	-12.8%	-14.8%	-40.2%
	Prev Mo 2018	-10.9%	-17.9%	-7.3%	-14.1%	-19.8%	-11.4%
	Year-to-date	1.4%	6.6%	9.9%	10.7%	6.5%	-6.1%

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
Average Sale Price % Change: +11.3% (\$311,500 v. \$280,000)
Median Sale Price % Change: +8.2% (\$265,000 v. \$245,000)

For further explanation of this measure, see the second footnote on page 2.



ACTIVE RESIDENTIAL LISTINGS CURRY COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.

AREA REPORT • 11/2018

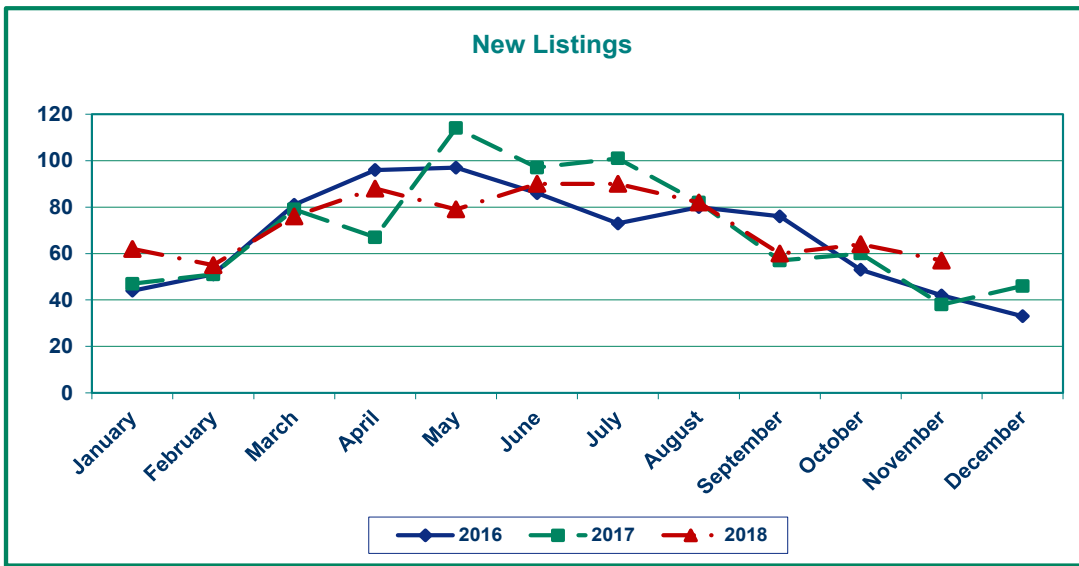
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	86	15	11	14	-22.2%	17	328,200	214	276	181	-5.7%	187	325,800	290,000	1.8%	5	338,500	36	99,700	8	320,800
271	Harbor, Winchuck, SB Chetco	54	14	9	9	-25.0%	11	224,100	93	174	120	22.4%	119	257,400	200,000	-1.1%	5	267,000	14	151,600	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	35	8	2	6	200.0%	5	236,600	92	73	46	17.9%	43	274,700	240,000	1.3%	-	-	5	120,800	-	-
273	Gold Beach	69	13	7	13	0.0%	15	313,700	191	210	156	16.4%	153	355,400	265,000	30.4%	6	400,800	32	175,600	4	261,300
274	Port Orford	36	7	3	4	-20.0%	3	154,700	122	87	65	-7.1%	62	281,400	213,800	38.9%	4	556,500	27	129,500	1	325,000
	Curry County	280	57	32	46	-8.0%	51	282,300	164	820	568	6.6%	564	310,600	261,000	11.2%	20	382,900	114	135,400	13	302,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2018 with November 2017. The Year-To-Date section compares 2018 year-to-date statistics through November with 2017 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

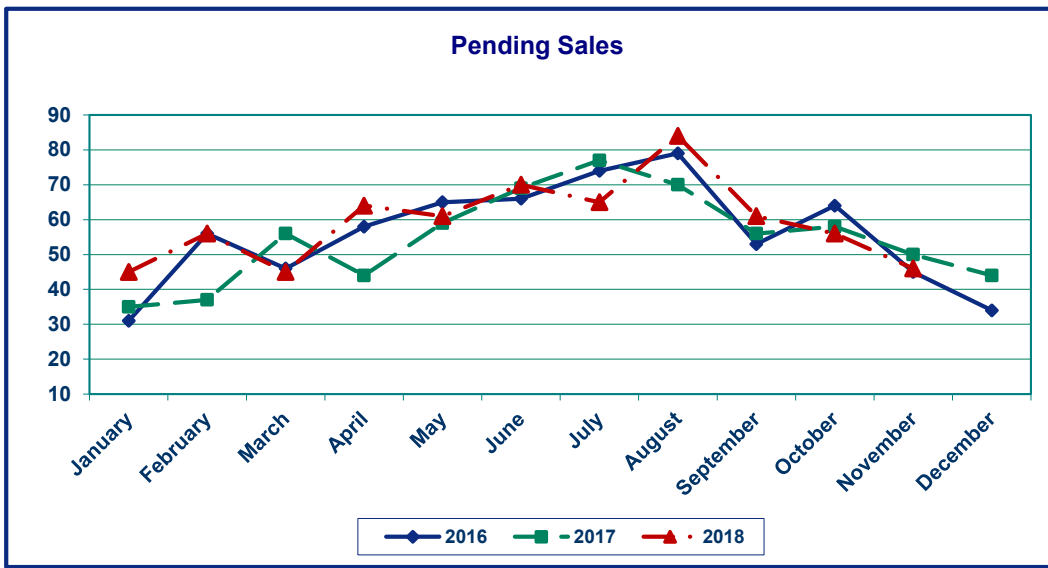
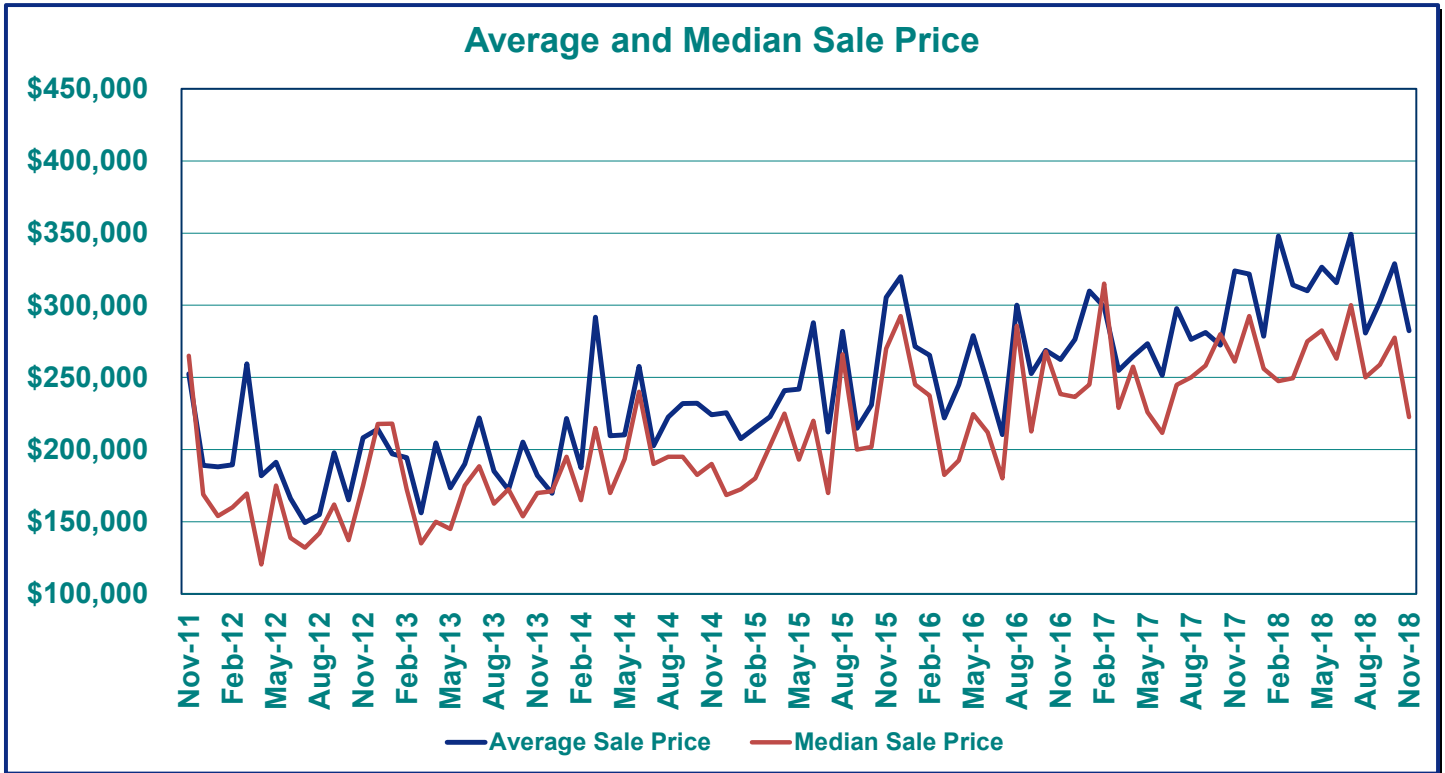
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
CURRY COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

SALE PRICE
CURRY COUNTY, OR

This graph represents the average and median sale price for all homes sold in Curry County, Oregon.



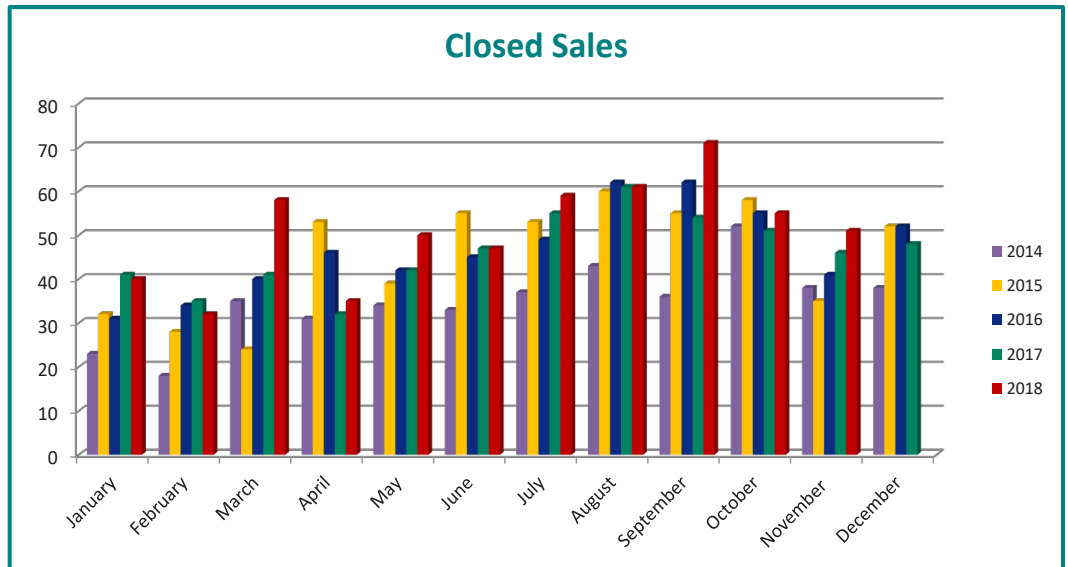
PENDING LISTINGS
CURRY COUNTY, OR

This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

This graph shows the closed sales over the past five calendar years in Curry County, Oregon.

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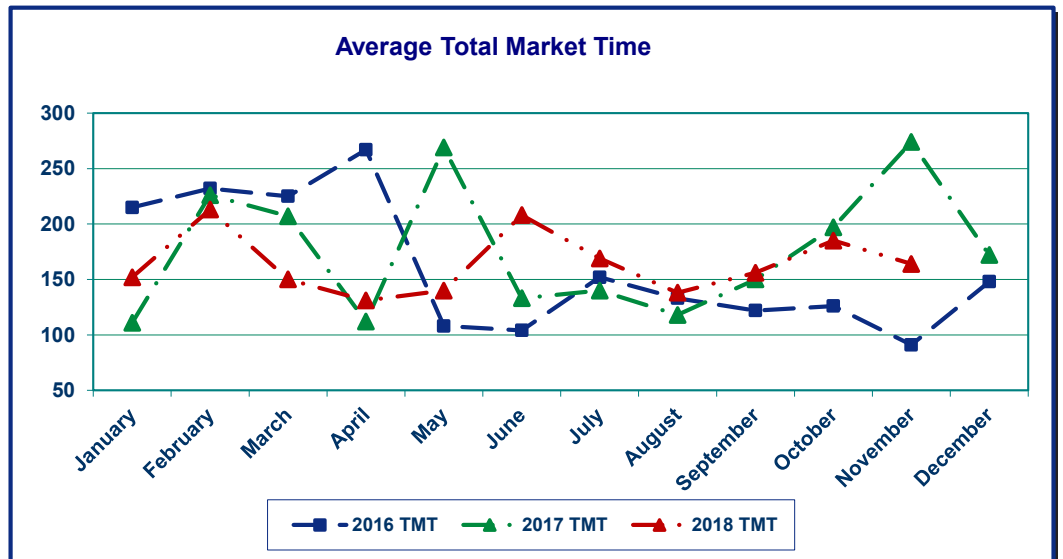
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

DAYS ON MARKET
CURRY COUNTY, OR

This graph shows the average market time for sales in Curry County, Oregon, over the past three calendar years.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



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